

**HISTORICAL ARCHITECTURE REVIEW BOARD
BELLEFONTE BOROUGH
MEETING MINUTES**

**September 12, 2017 - 8:30 a. m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net**

CALL TO ORDER:

The regular meeting of the Bellefonte Borough Historical Architecture Review Board (HARB) was called to order by Mr. McGinley at the Bellefonte Borough Municipal Building at 8:30 a. m.

ROLL CALL:

MEMBERS PRESENT: Sam McGinley, Chair
Mack Mahan
Walt Schneider
Alan Uhler

EXCUSED: Maria Day
Megan Tooker
Pat Long
Robert Lingenfelter

ABSENT:

STAFF MEMBERS: Shannon Wright, HARB Administrator

GUESTS: Richard Carson
Bob Dannaker
Jim Dunne
Dave Kurtz
Doug Stanfield
Wilda Stanfield
Jeanne Newlin
Claudina Alberton

ADDITIONS/CORRECTIONS TO AGENDA:

None.

DECLARATION OF CONFLICT OF INTEREST:

None.

DECLARATION OF EX PARTE COMMUNICATION:

Mr. Mahan declared that he is a member of BHCA therefore having a conflict with the Freight Building project forthcoming.

APPROVAL OF THE MINUTES:

Mr. Schneider moved to approve the minutes of the August 22, 2017 HARB Meeting;
Mr. Mahan seconded the motion;
Motion carried unanimously.

PROJECT REVIEW AND PUBLIC COMMENTS:

Mr. Schneider suggested moving the Freight Station from the order of the agenda to last due to the nature of the project and anticipated longevity of the discussion.

203 N. Spring Street - First Presbyterian Church - Fence

Mr. Bob Dannaker presented this project to HARB members. He explained that the fence goes around the newer section of the Church and connects to the old school building. The fence is only 33 inches high. This is an old pipe fence filled in with mesh. A sample of the proposed aluminum fence was presented. The fence will not be very visible from the Spring Street side.

Mr. Schneider moved to approve the installation of a new colonial plus panel 3-rail fence in black aluminium as proposed;
Mr. Uhler seconded the motion;
Motion carried.

Mr. Schneider indicated that a code permit will need to be pulled for the installation of this fence.

This project will go before Council for final approval on September 18, 2017.

127 W. Curtin Street – Paint and Corbels

Ms. Wilda Stanfield presented this project to HARB members. She presented samples and a color chart with a picture of her home. The trim is brown and the siding is beige. She wishes to leave some of the brown on the trim and paint the corbels the color of the house with accent colors on architectural details. They will also paint the door and some other small areas on the trim. She is uncertain which colors will go where but the corbels will pop out so that they can be accented. They will have some sage on them. It is the intention to paint the corbels one of the lighter colors with the background brown and then fill in with sage or blue. She indicated that right now, everything is painted brown and it does not stand out.

**Mr. Uhler moved to accept the project as presented;
Mr. Schneider seconded the motion;**

Since the location of the paint colors is not finally defined, the motion was amended;

**Mr. Uhler moved to approve the project subject to administrative approval of the location of the colors on the home;
Mr. Schneider seconded the motion;
Motion carried.**

This will go before Borough Council for final approval on September 18, 2017.

126 S. Thomas Street – Deck and Roof

Mr. Richard Carson presented the deck and roofing project to HARB members. He submitted photographs of what he intends for the deck and enclosed porch. The deck will extend from the back porch with a circular bump out along the perimeter. He would like to add a screen to enclose the bottom portion.

**Mr. Schneider moved to approve the installation of a new covered porch on the rear of 126 S Thomas Street;
Mr. Uhler seconded the motion;**

The upper level of the deck will not be roofed. The lower level will be enclosed. The existing structure will be refaced and the roof will be taken off of the current porch and extended to the right of the property. The bottom portion will be carried over to the right and going to be enclosed. Mr. McGinley commented on the black fencing and that he liked the look as presented and thought it would tie in well. The iron fence look will be carried around the rest of the property as well. Mr. Uhler indicated that while he is open to the project, he understands that the property owner does not have the full plan laid out as of yet. This is a concern and he stated that he is looking for more detail.

**Mr. Schneider rescinded his previous motion.
Mr. Uhler rescinded his second to the motion as well.**

The homeowner indicated that he is on a timeline and wishes to do some Christmas decorating as he does every year.

Aluminum wrought iron look for the railings was confirmed. If the staircase is installed, it will face in towards the property and will be white with black trim. The black and white ties in with everything on the house.

Mr. Schneider felt that the project was too nebulous and did not know if he would approve the project based on the information at the table. He requested that the property owner come back in two weeks with something drawn up that would be closer to what he is actually proposing. A permit will need to be pulled for the construction of this project anyway, so a drawing as close to what is proposed would be more helpful on both ends.

Mr. McGinley directed Mr. Carson to put together something more direct so that HARB members can see exactly what the project will look like. Mr. Mahan offered that he felt that a regular staircase instead of a spiral would tie in better with the structure. Zoning will confirm that the setback requirements have been met for the decking.

Mr. Schneider encouraged the stairs be parallel so that the landing and stair would come down at the landing at the top of the concrete stairs. There should be enough run there to make stairs work so that it would turn so that both the exits come out to the same area.

**Mr. Schneider moved to table this project until re-presented;
Mr. Uhler seconded the motion;
Motion carried.**

The roof project was discussed. The roof was changed to gray by the original owner of the house and Mr. Carson would like to change it back to dark on the entire property. Mr. Schneider indicated that this should be presented as a second separate project. He indicated that he didn't have a problem with going to a darker shingle and encouraged looking at an architectural grade shingle. They hold up better over time. Mr. McGinley asked for a sample of the shingle. Mr. Carson will bring that sample to the next meeting.

Freight Station – ADA Ramp

Claudia Alberton, Alberton Vernon Architecture and Mr. Jim Dunne presented this project to HARB members.

Drawings are being prepared for a seasonable type of use for the building, i.e. gallery type building. The station will be repainted in the same color as currently. The missing trim will be replaced in kind to that which is remaining. The windows are intact and will be

restored and the missing sashes will be custom manufactured to match the existing sashes. Anything historic fabric will be replaced in kind.

There is a significant grade difference in the walkway which is intended to extend from the existing train station to the new structure. A 36 foot long ADA ramp is needed. Several options were considered. The most cost effective solution is going with a premanufactured aluminum black powder coated ADA ramp and stair system. The building is just over 750 sq. ft. To accommodate egress, accommodations via the ADA ramp and stairs is needed. There are two existing large sliding opening and those are going to be the egress points. The large opening on the slanted portion of the building there is a sliding door. The intent is to permanently affix it and insert a new steel door system. Likewise, on the other side there is a sliding door but in its current position, moved to the side it will obstruct a window. This will be removed. BHCA would like to reinstall the door in a decorative manner on the train side/rail side. The building has lost historic integrity because it has been relocated but there is still a strong relationship to the railroad infrastructure.

**Mr. Schneider moved to approve the ADA ramp project;
Mr. Uhler seconded the motion;**

Mr. Schneider inquired about the grading differential on the rail side. The least is from the rail side to the finished floor because the grade drops. Mr. Schneider proposed that instead of moving the door and putting the ramp door on the west side of the building, perhaps moving it towards the rail side. The ramping may be able to be done with grade, instead of a manufactured ramp. Ms. Alberton indicated that at downhill side there is 40 plus grade. She indicated that a 36 foot ramp is stuck no matter which side it goes on. A concern with the track side is because of the required width between rails and the desire to extend the walkway out to the Match Factory. There would be insufficient area to bypass the ramp.

Another option for the sliding door in front the window would be to slide it in front of the window anyway so as not to change that aspect of the historic integrity. Mr. Schneider would like to see a window behind the sliding door to retain some of the natural lighting. It could also be used as a make shift "window wall" like car dealerships. It would also perhaps seal the space from heavy windy rains.

An email question was mentioned regarding if something can be done with the foundation to make it more sympathetic. It was noted that this is not within HARB's jurisdiction, so it is should be considered only a suggestion. At this point, the ramp and stair are going to obscure much of the foundation. There was no plan to soften it at this point. It is parged, but not very well. A better job may soften the look of the foundation. Mr. Schneider indicated that he would like to see this redone if possible.

Relative to the door system, Mr. Mahan would like to see a door system that has some connection to the historic elements. Ms. Alberton indicated that the Secretary of Interior

standards recommends to very clearly distinguish what is new and not to try to create faux historic component. She referenced Secretary of the Interior's standard 9, "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment." Keeping the sliding doors tells the story of what was there initially but with the new use she felt that the doors were appropriate.

The door frame would be black to match the railings. The historic door will slide to reveal the new door. Those openings are about 8 feet wide. A man door with a side light on the side will be inserted.

There is no removable section of the ramp railing for moving in and out of the structure. However, the railing system can be disassembled for moving large items in and out of the structure.

Mr. Schneider amended his motion to approve the Freight Station project and allow the installation of a window wall system matching the new window wall systems behind the slider on the track side, if designers so choose;
Mr. Uhler seconded the motion;
Motion carried with one abstinance.

This project will go before Council on September 18, 2017.

448 E. Linn Street – Shingle Roof

Mr. McGinley stated that this is a non-contributing structure. The roof will be pewter gray.

Mr. Schneider moved to approve the roof project using pewter gray architectural grade shingle;
Mr. Mahon seconded the motion;
Motion carried.

ADMINISTRATIVE APPROVAL:

None.

OTHER:

Mr. Schneider reported that the Crider Exchange Building is currently under code order regarding egress off of the third floor. The existing fire escapes are significantly deteriorated. Mr. Weiser has been under order for two years and a few months to remedy

this. He has gone through two design professionals, both of which have said that they need to be rebuilt.

Mr. Weiser filed an appeal. This appeal will be heard today at 3:30 p.m. at the Borough Building by the Bellefonte Housing Appeals Board to see if the order to have work completed by September 15, 2017 will stand. After this date, if the order stands, and if the situation is not remedied, the apartments are to be vacated. The appeal is odd in that he provided a solution to the problem but he is also asking for more time. At this time, the owner is claiming that the building is for sale.

Mr. Mahan indicated that there is a property at Ridge Street in the National Historic District, not in the Bellefonte Historic District, that is being demolished and rebuilt. He inquired whether HARB has any jurisdiction over the building. Ms. Wright indicated that the work was permitted through zoning and code and as far as she knew, HARB is not able to be involved with this project.

OLD BUSINESS:

September 18, 2017 Council Work Session

Ms. Wright indicated that a combination presentation and open discussion is proposed. Mr. Schneider indicated that HARB should start with an educational section on what HARB is and does. Mr. McGinley suggested that Ms. Wright put something together and then perhaps go into an open discussion, voicing concerns, i.e. metal roofs, windows, etc. Mr. Schneider indicated that slides with pictures on the idea of most people not understanding the difference between standing seam and regular metal roofs. These need to be explained thoroughly, i.e. barn roof versus historically significant structure roofing. Mr. Schneider also suggested stressing that if a person owns a building or home in the historic district they are subject to HARB recommendations and are essentially a caretaker of that property for generations to come.

Ms. Wright will send out an email reminding of the date and will confirm the time as 5:30 p.m. It was agreed that Ms. Wright would present the HARB background and the HARB members would take over the question and answer portion of the presentation. Ms. Wright will also email a draft of the presentation to members for comment.

ADJOURNMENT:

With no other business to come before HARB,

Mr. Schneider moved to adjourn the September 12, 2017 HARB meeting;
Mr. Uhler seconded the motion;
Motion carried.

Meeting adjourned at 9:47 a.m.